



# Oshawa<sup>®</sup> Economic and Development Services Committee

## Minutes

February 5, 2024, 1:30 p.m.  
Council Chamber

Present: Councillor Marimpietri  
Councillor Chapman  
Councillor Giberson  
Councillor Gray  
Councillor Kerr

Also Present: Councillor Lee  
Councillor Neal  
K. Christopher, Council-Committee Coordinator  
F. Bianchet, Council-Committee Coordinator  
P. Aguilera, Council-Committee Coordinator  
A. Ambra, Commissioner, Economic and Development Services  
D. Sappleton, Manager, Development and Urban Design  
M. Harrington, Manager, Policy  
G. Hardy, Manager, Development and Technical Services  
M. Harrington, Manager, Infrastructure Delivery  
H. Whilsmith, Planner A  
A. Tulloch, Planner A

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### **Public Meeting**

Councillor Marimpietri called the meeting to order and stated that all members of the Committee were participating from the Chamber. Also present was Councillor Lee participating from the Chamber and Councillor Neal who participated electronically (entered the meeting at 1:49 p.m.).

### **Land Acknowledgement**

The City of Oshawa is situated on lands within the traditional and treaty territory of the Michi Saagiig and Chippewa Anishinaabeg and the signatories of the Williams Treaties, which include the Mississaugas of Scugog Island, Curve Lake, Hiawatha and Alderville First Nations, and the Chippewas of Georgina Island, Rama and Beausoleil First Nations.

We are grateful for the Anishinaabeg who have cared for the land and waters within this territory since time immemorial.

We recognize that Oshawa is steeped in rich Indigenous history and is now present day home to many First Nations, Inuit and Métis people. We express gratitude for this diverse group of Indigenous Peoples who continue to care for the land and shape and strengthen our community.

As a municipality, we are committed to understanding the truth of our shared history, acknowledging our role in addressing the negative impacts that colonization continues to have on Indigenous Peoples, developing reciprocal relationships, and taking meaningful action toward reconciliation.

We are all Treaty people

### **Additional Agenda Items**

Moved by Councillor Chapman

That Correspondence ED-24-22 from Peter Hurst, and Correspondence ED-24-23 from Melanie Longhurst submitting comments concerning Report ED-24-19, be added to the Agenda for the Economic and Development Services Committee meeting of February 5, 2024, and referred to the respective item; and

That the delegations of Melanie Longhurst, Michael Fry, Bryan Peters and Diane Stephen, Chair, Heritage Oshawa, be added to the Agenda of the Economic and Development Services Committee meeting of February 5, 2024.

Motion Carried

### **Declarations of Pecuniary Interest**

None.

### **Presentations**

None.

### **Delegations**

Moved by Councillor Chapman

That the delegation of Michael Fry, Bryan Peters Melanie Longhurst and Diane Stephen be heard.

### **Melanie Longhurst - Report ED-24 -19**

Melanie Longhurst experienced technical issues and did not address the Economic and Development Services Committee.

### **Michael Fry - Report ED-24-19**

Michael Fry addressed the Economic and Development Services Committee concerning Report ED-24-19 regarding the revised applications to amend the Secondary Plan for the Samac Community and Zoning By-law 60-94, 1494339 Ontario Limited, for lands generally located at the southeast corner of Ritson Road North and Luple Avenue.

### **Bryan Peters - Report ED-24-19**

Bryan Peters addressed the Economic and Development Services Committee concerning Report ED-24-19 regarding the revised applications to amend the Secondary Plan for the Samac Community and Zoning By-law 60-94, 1494339 Ontario Limited, for lands generally located at the southeast corner of Ritson Road North and Luple Avenue.

### **Diane Stephen, Chair, Heritage Oshawa - Report ED-24-21**

Diane Stephen, Chair, Heritage Oshawa, addressed the Economic and Development Services Committee concerning Report ED-24-21 regarding Windfields Farm/Northern Dancer Cemetery Participation in Doors Open.

### **Diane Stephen, Chair, Heritage Oshawa - Report ED-24-14**

Diane Stephen, Chair, Heritage Oshawa, addressed the Economic and Development Services Committee concerning Report ED-24-14 regarding the update concerning Council's Direction to Designate 117 King Street East under Part IV of the Ontario Heritage Act.

### **Diane Stephen, Chair, Heritage Oshawa - Report ED-24 -16**

Diane Stephen, Chair, Heritage Oshawa, addressed the Economic and Development Services Committee concerning Report ED-24-16 regarding the update concerning Council's Direction to Designate 149 Harmony Road South under Part IV of the Ontario Heritage Act.

### **Referrals from Council**

None.

### **Reports from Advisory Committees**

#### **ED-24-21 - Windfields Farm/Northern Dancer Cemetery Participation in Doors Open (Previously HTG-24-08) (Ward 2)**

Moved by Councillor Chapman

That the Economic and Development Services Committee recommend to City Council:

That the Doors Open Committee open the Windfields Farm/Northern Dancer cemetery to the public during Doors Open, 2024.

Motion Carried

Councillor Neal entered the meeting electronically.

## **Items Requiring Direction**

### **ED-24-14 - Update concerning Council's Direction to Designate 117 King Street East under Part IV of the Ontario Heritage Act (Ward 4)**

Moved by Councillor Chapman

That the Economic and Development Services Committee recommend to Council:

That pursuant to Report ED-24-14 dated January 31, 2024, Economic and Development Services staff be authorized to continue the designation process for 117 King Street East, as directed by Council on December 12, 2022, and incorporate the property owner's requested revisions into the draft Designation Statement and Description to be included in a Notice of Intention to Designate.

Motion Carried

### **ED-24-16 - Update concerning Council's Direction to Designate 149 Harmony Road South under Part IV of the Ontario Heritage Act (Ward 3)**

Moved by Councillor Chapman

That the Economic and Development Services Committee recommend to Council:

That, pursuant to Report ED-24-16 dated January 31, 2024, City staff be directed to proceed with the designation of the property known as the former Harmony Public School, located at 149 Harmony Road South, as a property of cultural heritage value or interest under Part IV of the Ontario Heritage Act and that the appropriate by-law, which will include a Designation Statement and Description for the subject property, be passed in a form and content acceptable to the City Solicitor and the Commissioner of Economic and Development Services.

Motion Carried

## **Public Consent Agenda**

Moved by Councillor Chapman

That all items listed under the heading of Public Consent Agenda for the February 5, 2024, Economic and Development Committee meeting be adopted as recommended.

Motion Carried

## **Correspondence with recommendations**

None.

## **Staff Reports/Motions with recommendations**

### **ED-24-19 - Revised Applications to Amend the Secondary Plan for the Samac Community and Zoning By-law 60-94, 1494339 Ontario Limited, for lands generally located at the southeast corner of Ritson Road North and Luple Avenue (Ward 1)**

That the Economic and Development Services Committee recommend to City Council:

1. That, pursuant to Report ED-24-19 dated January 31, 2024, the revised application submitted by D.G. Biddle and Associates Limited on behalf of 1494339 Ontario Limited to amend the Secondary Plan for the Samac Community (File: OPA-2022-06) to permit an increased residential density of approximately 102 units per hectare (41 units/ac.) on lands generally located at the southeast corner of Ritson Road North and Luple Avenue and to redesignate that portion of the same lands associated with the tributary of the Oshawa Creek from Medium Density I Residential to Open Space and Recreation be approved, generally in accordance with the comments contained in said Report, and the necessary by-law be passed in a form and content acceptable to the Commissioner of Economic and Development Services and the City Solicitor; and,
2. That, pursuant to Report ED-24-19 dated January 31, 2024, the revised application submitted by D.G. Biddle and Associates Limited on behalf of 1494339 Ontario Limited to amend Zoning By-law 60-94 (File: Z-2022-07), to rezone lands generally located at the southeast corner of Ritson Road North and Luple Avenue from FD (Future Development) to an appropriate R6-C (Residential) zone to permit a six (6) storey, 46 unit apartment building, and to an appropriate R1-E (Residential) Zone to permit four (4) single detached dwellings, and OSH (Hazard Lands Open Space) for that portion of the lands associated with the tributary of the Oshawa Creek, be approved, generally in accordance with the comments contained in said Report, and the necessary by-law be passed in a form and content acceptable to the Commissioner of Economic and Development Services and the City Solicitor; and,
3. That, in accordance with Section 34(17) of the Planning Act and notwithstanding that the Zoning By-law Amendment proposed in Report ED-23-157 dated September 6, 2023 presented at the public meeting of September 11, 2023 differs to some degree from the proposed amendment recommended to be approved by City Council pursuant to Part 2 of this Recommendation, such differences are not substantial enough to require further notice and another public meeting.

### **ED-24-20 - Revised Applications to Amend Zoning By-law 60-94 and for approval of a Draft Plan of Subdivision, 1279 Simcoe Street North, Katanna Simcoe Ltd. (Ward 2)**

That the Economic and Development Services Committee recommend to City Council:

1. That, pursuant to Report ED-24-20 dated January 31, 2024, the revised application submitted by Katanna Simcoe Ltd. to amend Zoning By-law 60-94 (File: Z-2022-12) to permit 170 block townhouse dwellings consisting of 11 live/work units, 69 traditional block townhouse units and 90 back-to-back block townhouse units, a road widening block and a private parkette, on lands municipally known as 1279 Simcoe Street North be approved, generally in accordance with the comments in said Report, and the

necessary by-law be passed in a form and content acceptable to the Commissioner of Economic and Development Services and the City Solicitor; and,

2. That, pursuant to Report ED-24-20 dated January 31, 2024, the revised application submitted by Katanna Simcoe Ltd. for approval of a draft plan of subdivision (File: S-O-2022-05) for 1279 Simcoe Street North featuring one development block and one road widening block to facilitate the development of a proposed common elements plan of condominium featuring 170 block townhouse dwellings be approved, and that the Commissioner of Economic and Development Services or Director of Planning Services be authorized to impose appropriate conditions in the draft plan of subdivision approval Planning Act decision; and,
3. That, in accordance with Section 34(17) of the Planning Act and notwithstanding that the Zoning By-law Amendment proposed in Report ED-23-01 dated January 4, 2023 presented at the public meeting of January 9, 2023 differs to some degree from the proposed amendment recommended to be approved by City Council pursuant to Part 1 of this Recommendation, such differences are not substantial enough to require further notice and another public meeting.

**Public Discussion Agenda**

**Matters Excluded from the Consent Agenda**

None.

**Items Introduced by Council Members**

**ED-24-24 - Interchange at Townline Road**

Moved by Councillor Gray

That the Economic and Development Services Committee recommend to City Council:

That staff investigate the feasibility of adding a 401 interchange at Townline Road.

Motion Carried

**Items Pulled from the Information Package**

None.

**Questions to Staff Concerning the Committee's Outstanding Items List**

None.

**Closed Consent Agenda**

Moved by Councillor Chapman

That all items listed under the heading of Closed Consent Agenda for February 5, 2024, Economic and Development Services Committee meeting be adopted as recommended.

Motion Carried

## **Closed Correspondence with recommendations**

None.

## **Closed Staff Reports/Motions with recommendations**

### **ED-24-17 - Request to Acquire a Portion of City-owned Lands at 99 Thornton Road South (Wards 4 and 5)**

That the Economic and Development Services Committee recommend to City Council:

That, pursuant to Report ED-24-17 dated January 31, 2024, the Director, Planning Services, be authorized to respond to Closed Correspondence ED-23-201 in accordance with Section 5.6 of said Report.

## **Closed Discussion Agenda**

### **Matters Excluded from the Consent Agenda**

#### **Items Requiring Direction**

### **ED-24-18 - Results of the Request for Expression of Interest Process for the Future Use of the City-owned Public Parking Lot (Lot 4) located on the North Side of Athol Street East, between Centre Street South and Simcoe Street South (Ward 4)**

That the Economic and Development Services Committee recommend to City Council:

That pursuant to Closed Report ED-24-18 dated January 31, 2024, staff be authorized to proceed with Option 4 as outlined in Section 5.3 of said report, directing staff to enter into direct discussion with the selected respondent whose submission is contained in Attachment #3, concerning next steps for the future use of the City-owned Parking Lot.

Lost by a later vote

Moved by Councillor Chapman

That the meeting recess for 5 minutes in order to shut down the web stream; and,

That in accordance with Section 239 (2)(c), 239 (2)(i), 239 (2)(j), and 239 (2)(k) of the Municipal Act, the meeting reconvene in a session closed to the public to consider Report ED-24-18 concerning proposed or pending acquisition or litigation of land; information supplied in confidence which could prejudice and competitive position or interfere with negotiations of a person or organization; information that belongs to the municipality and has or potentially has monetary value and position; and a position, plan, procedure, criteria or instruction for negotiations carried on by or on behalf of the municipality.

Motion Carried

## Closed Meeting Report

The meeting recessed at 1:57 p.m. and reconvened in Closed Session at 2:02 p.m. with all Members of the Economic and Development Services Committee in attendance. Also in attendance in the Chamber was Councillor Lee.

Also in attendance were K. Christopher, Council-Committee Coordinator; F. Bianchet, Council-Committee Coordinator; P. Aguilera, Council-Committee Coordinator; the Manager, Legislative Services/Deputy Clerk; the Commissioner, Economic and Development Services Department; the Manager, Development and Urban Design; the Manager, Policy; and L. Brown, Principal Planner.

All other staff and members of the public left the meeting.

The Committee questioned the Commissioner, Economic and Development Services Department concerning Report ED-24-18 regarding Results of the Request for Expression of Interest Process for the Future Use of the City-owned Public Parking Lot (Lot 4) located on the North Side of Athol Street East, between Centre Street South and Simcoe Street South.

The Commissioner, Economic and Development Services Department, responded to questions from the Committee.

The Committee rose at 2:44 p.m.

This concludes the closed meeting summary.

Moved by Councillor Chapman

That the Economic and Development Services Committee rise and report.

Motion Carried

Moved by Councillor Kerr

The vote to adopt the recommendation related to Report ED-24-18 directing staff to enter into direct discussion with the selected respondent.

Affirmative (2): Councillor Marimpietri, and Councillor Kerr

Negative (3): Councillor Chapman, Councillor Giberson, and Councillor Gray

Motion Lost (2 to 3)

Moved by Councillor Gray

That the Economic and Development Services Committee recommend to City Council:

That pursuant to Closed Report ED-24-18 dated January 31, 2024, staff be authorized to proceed with Option 2 as outlined in Section 5.3 of said report, concerning next steps for the future use of the City-owned Parking Lot.

Motion Carried



**Matters Tabled**

None.

**Adjournment**

Moved by Councillor Chapman

That the meeting adjourn at 2:49 p.m.

Motion Carried